

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

JANUARY 6, 2015

The Miami Township Board of Trustees met at the Miami Township Civic Center on Tuesday, January 6, 2015 for the purpose of a public hearing on zoning Case #536. Trustee Mary Makley Wolff called the meeting to order and led the Pledge of Allegiance. Mr. Ferry called the roll and Mary Makley Wolff, Karl Schultz and Ken Tracy were in attendance.

Case #536, Joe Dorger for David Todd, was called and Mr. Ferry read the notice of public hearing into the record and noted the County Planning Commission and Staff recommended approval of the zone change with all staff comments satisfied. Mr. Ferry noted the Miami Township Rural Zoning Commission recommended approval with conditions of: A traffic impact study be completed and improvement recommendations be addressed in the final design plan; flow tests to be completed by the Clermont County Water Resource Department to determine exact sanitary sewer capacity available; a site grading plan to be approved by the Clermont County Building Department to ensure adequate storm water control facilities are included in the final site design; a detailed strategy addressing how the use of resident and guest parking spaces will be controlled to be submitted prior to the issuance of a zoning certificate for this development; installation of lighting equipment on hillside areas to the south and west to improve site security and details concerning materials and dimensions to be used in the construction of walking trails and passive recreation site access trails to be submitted prior to the issuance of a zoning certificate for this development.

Mr. Fronk gave some background on the property noting this is the third request on this property. Mr. Fronk explained the applicant is proposing to build 288 apartments with the access from Todd Farm Lane off of Wards Corner Road and discussed density, height, yard and setback requirements, Vision 2025 Plan compliance, surrounding zoning and land uses, topographic characteristics and what was previously proposed in other requests for this property.

Mr. Ron Roberts, of Roberts Engineering, came forward to explain their request. Mr. Roberts stated the layout of this plan, they feel, is the best and there will be one or two retaining walls in part of the steep terrain. All of the buildings will have four stories with the lower level being a walkout. Mr. Roberts stated there will be some garages, every unit will be assigned two parking spaces and those spaces will be numbered, the units that have garages will have their garage as one parking space and outside the garage as one space, visitor spaces will be marked, there will be an onsite manager at all times, they are sensitive to the hillsides and unused space on the site, there will be a passive recreation area with picnic area, sidewalks will connect all of the apartment buildings and will also connect to the clubhouse, the water and sewer capacity has been addressed and approved, traffic study has been done, storm water management has been addressed, they have met with the fire department and made sure fire equipment can get through and soil borings were done to make sure the site was capable of this development.

The Board asked for adjoining property owners, who wished to speak, to come forward. Mr. Bill Roark of Loveland Miamiville Road came forward to express his concerns about the hunting activity on the hillside and if it will still go on.

There were no other adjoining property owners, no concerned citizens or correspondence for this case.

Mr. Fronk recommended the Board accept the recommendation of the Rural Zoning Commission and approve the zone change.

Mr. Tracy made a motion to close the open portion of Case #536, seconded by Mr. Schultz with all voting "AYE".

The Board discussed the issues of the case noting it being a good addition to the Township.

Mr. Schultz moved to accept the recommendation of the Rural Zoning Commission, seconded by Mr. Tracy with all voting "AYE".

Other business: Mr. Schultz made a motion to go into Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee pursuant to Section 121.22(G)(10 of the Ohio Revised Code, seconded by Mr. Tracy with all voting "AYE".

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

JANUARY 6, 2015

Mr. Schultz made a motion to come out of Executive Session, seconded by Mr. Tracy with all voting “AYE”.

With no further business to come before the Board the meeting was adjourned at 8:00 p.m.

ATTEST: _____
Eric Ferry, Fiscal Officer

Mary Makley Wolff, Chairperson